

| | | |
|--|---------------------------------------|--------------------|
| GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE SUPPLEMENTAL LEASE AGREEMENT | SUPPLEMENTAL AGREEMENT NO 1 | DATE 3-1-12 |
| | TO LEASE NO. GS-07B-16898 | |

ADDRESS OF PREMISES: **506 West Utah Avenue
Chickasha, OK 73018-5852**

THIS AGREEMENT made and entered into this date by and between **SIGHTS, WOLTERS, L.L.C.**

whose address is **10018 HWY 183 N
CLINTON, OK 73601-0456**

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, the parties hereto agree to supplement the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended effective on February 8, 2012 as follows:

- 1.) Description of the Tenant Improvements to be constructed; and
- 2.) to incorporate the Design Intent Drawings; and
- 3.) to provide a Notice to proceed; and
- 4.) to provide for the payment of the Tenant Improvements; and
- 5.) all other terms and conditions of the Lease are in full force and effect.

See Attached

IN WITNESS WHEREOF, the parties subscribe their names as of the above date.

BY: **SIGHTS, WOLTERS, L.L.C.**



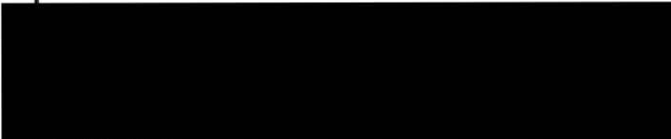
Signature

V.P.

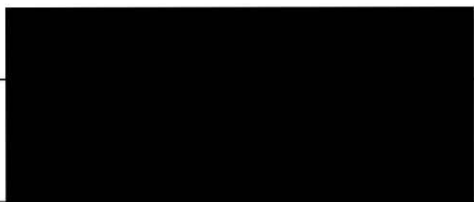
Title

KEVIN WOLTERS

Printed Name



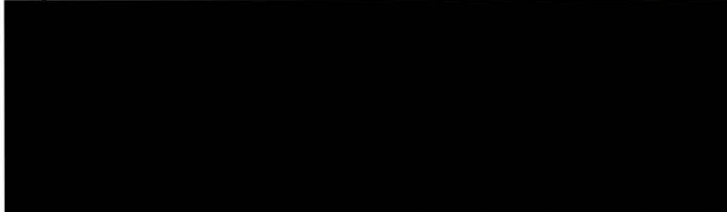
Signature



City, State, Zip



Printed Name



**General Services Administration
1919 Smith St., Suite 1600
Houston, TX 77002
Lease Contracting Officer
(Official Title)**

Supplemental Lease Agreement #1
GS-07B-16898
506 West Utah Avenue
Chickasha, OK 73018-5852

1.) The Lessor shall provide all the materials, labor, and services required to provide the completion of the Tenant Improvements depicted on the Tenant Improvement Cost Summary (TICS) spreadsheet, attached as Exhibit "A", and according to the Construction Drawings created by Michael McCoy Architects, 1020 S. Westminster, Midwest City, OK 73130 sheet A1 dated February 4, 2012, sheet A2 dated June 10, 2011, sheet A3 dated February 4, 2012, sheet C1 dated February 4, 2012, sheet S1 dated June 10, 2011, sheet E1-1 signed February 10, 2012, sheet E2-1 signed February 10, 2012, sheet E2-3 signed February 10, 2012 and sheet M1-1 signed February 10, 2012.

2.) The Lessor remains responsible for the accuracy of the Construction Drawings as stated in the Solicitation for Offer under "Construction Schedule and Acceptance of Tenant Improvements, Review of Working/Construction Drawings." This Supplemental Lease Agreement does not release the Lessor for liability for accuracy of the Construction Drawings when compared to the GSA approved Design Intent Drawings dated May 23, 2011, Page 1 and which is attached and incorporated into the lease as depicted in Exhibit "B".

3.) Upon full execution and delivery of this Supplemental Lease Agreement (SLA) the Lessor can consider this as a Notice to Proceed with the Tenant Improvement construction. The anticipated date of completion and acceptance by the Government is on or before May 4, 2012.

4.) The Government shall pay the Lessor for the total cost of the Tenant Improvements as follows:

The Government and the Lessor have agreed that the total cost of the Tenant Improvements is 170,400.00. The Tenant Improvement cost includes all the Lessor's fees for general and administrative costs, profit and any and all other fees associated with the completion of the Tenant Improvements by the anticipated date of completion.

Any changes of the Construction Drawings which result in a financial change to the lease agreement, of any type, must be approved, in writing, by the GSA Contracting Officer.

The Tenant Improvement costs shall be amortized over the five (5) year firm term of the lease agreement at an interest rate of seven percent (7%) paid monthly in arrears upon the completion and acceptance by the Government of the completed Tenant Improvements and acceptance of the lease premise. The annual cost of the amortized portion of the Tenant Improvement cost is \$40,489.44 and shall be part of the total monthly rental payment.

Upon the completion of the Tenant Improvements and the acceptance thereof by the Government, the rent commencement date and the rent schedule (including the Shell Rent, Operating Costs, and the amortized Tenant Improvement Cost) shall be established by a subsequent Supplemental Lease Agreement.

5.) All other terms and conditions of this lease shall remain in full force and effect.